

ORDINANCE NO. 040205-Z-6

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5007 REGENCY DRIVE FROM NEIGHBORHOOD COMMERCIAL-NEIGHBORHOOD PLAN (LR-NP) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-NEIGHBORHOOD PLAN (LR-MU-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from neighborhood commercial-neighborhood plan (LR-NP) combining district to neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district on the property described in Zoning Case No.C14-03-0171, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.254 acre tract of land, more or less, out of the J.C. Tannehill Survey No. 29, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 5007 Regency Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

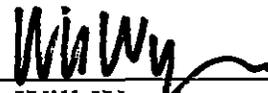
PART 2. The Property is subject to Ordinance No. 021107-12b that established the East MLK-183 neighborhood plan combining district.

PART 3. This ordinance takes effect on February 16, 2004.

PASSED AND APPROVED

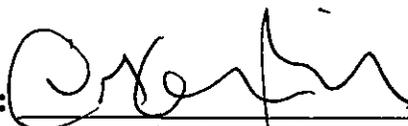
February 5, 2004

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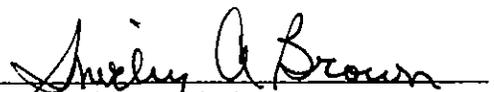
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

FIELD NOTES
FOR

0.254 ACRE OF LAND

EXHIBIT A

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE J.C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22 IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN TRACT OF LAND DESIGNATED AS TRACT 8 AS CONVEYED TO CARRINGTON FAMILY PARTNERS, LTD. BY INSTRUMENTS RECORDED IN VOLUME 11691, PAGE 332 AND VOLUME 12384, PAGE 1608 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an 'X' found on a concrete curb at the intersection of the North r.o.w. line of Martin Luther King Boulevard, a 100 foot wide public right-of-way, and the East r.o.w. line of Regency Drive, a 60 foot wide public right-of-way, for the Southwest corner and PLACE OF BEGINNING hereof;

THENCE along the East r.o.w. line of Regency Drive for the following courses:

N 11°45'13" E for a distance of 10.02 feet to a ½ inch iron pin found at a point of curve

Along a curve to the right whose radius is 15.00 feet, whose arc is 28.20 feet and whose chord bears N 24°10'22" W for a distance of 24.23 feet to a ½ inch iron pin found

N 30°01'04" E for a distance of 90.43 feet to a ½ inch iron pin found at the Southwest corner of Lot 2, Block A, Cavalier Park Section One, a subdivision recorded in Volume 40, Page 16 of the Plat Records of Travis County, Texas, for the Northwest corner hereof;

THENCE along the South line of said Lot 2, Block A, S 59°59'43" E for a distance of 109.91 feet to a ½ inch iron pin found at the Southeast corner of said Lot 2, Block A, for the Northeast corner hereof;

THENCE along the East line of the herein described tract, S 29°57'55" W for a distance of 85.50 feet to a ½ inch iron pin found in the North r.o.w. line of Martin Luther King Boulevard, for the Southeast corner hereof;

THENCE along the North r.o.w. line of Martin Luther King Boulevard, N 78°10'00" W for a distance of 91.79 feet to the PLACE OF BEGINNING and containing 0.254 acre of land, more or less.

SURVEYED BY;

Roy D. Smith Surveyors, P.C.


ROY D. SMITH
REGISTERED PROFESSIONAL SURVEYOR NO. 40941
December 19, 2000

